



## South Carolina Commission on Higher Education

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February 1, 2008

**TO:** Dr. Layton McCurdy, Chair, and Members, Commission on Higher Education

**FROM:** Mr. Daniel Ravenel, Chair, Committee on Finance & Facilities

**SUBJECT:** Items for Consideration on February 7

Attached is a lease from Clemson University for your review and consideration at the February 7 Commission meeting. Please note the Committee on Finance and Facilities has not yet acted on this item but is scheduled to review and develop a recommendation at its teleconference meeting scheduled for 10:00 a.m. on February 7. The Committee will bring its recommendation to the Commission for consideration at the Commission teleconference meeting at 10:30 a.m. The staff recommendation is included for your information.

If you have any questions about this lease, or if you need additional information, please contact me or Gary Glenn at (803) 737-2155.

#### **4.04A Lease**

- A. Clemson University
  - i. Computing & Information Technology
    - *lease amendment*

#### **4.04B List of Staff Approvals for January 2008**

**DESCRIPTION OF LEASE FOR CONSIDERATION**

February 7, 2008

**CLEMSON UNIVERSITY**

**LEASE NAME:** Computing & Information Technology  
**REQUESTED ACTION:** Lease Amendment  
**REQUESTED ACTION AMOUNT:** \$759,640 (maximum)

**DESCRIPTION:**

The University requests approval to amend the current lease of 13,970 SF of space at Eagles Landing Office Park to allow for additional space of 6,556 SF for a total of 20,526 SF. The purpose of the lease is to house the Enterprise Applications staff of Computing & Information Technology (CIT). With this amendment, all CIT departments will be housed in the same building. CIT is responsible for ensuring there are sufficient and reliable IT infrastructure and support services available to the University to fulfill its goal of becoming a Top 20 public institution.

The amended lease will begin on a mutually-agreeable date in 2008. The requested action amount and following calculations are based on a March 1, 2008 occupancy date. (The actual amount expended by the University may be lower if occupancy is at a later date.)

The pro-rated 2008 rate will be \$63,303. The rates will increase slightly in 2009 to \$333,548 and to \$338,679 in 2010. The requested lease term will expire on December 31, 2010 with a total lease cost of no more than \$759,640. The per-square-foot rate is \$37 which includes operating costs.

**RECOMMENDATION:**

Staff recommends approval of this lease provided the Clemson University Board of Trustees approves the lease at its February 7 meeting and provided the rates and terms are approved by the Budget and Control Board.

# INFORMATION ITEM

<b>PERMANENT IMPROVEMENT PROJECTS APPROVED BY STAFF</b>						
<b>January 2008</b>						
<b>Date Approved</b>	<b>Project #</b>	<b>Institution</b>	<b>Project Name</b>	<b>Action Category</b>	<b>Budget Change</b>	<b>Revised Budget</b>
1/9/2008	9615	College of Charleston	Randolph Hall, Porter's Lodge, & Towell Library Exterior Restoration <sup>1</sup>	increase budget	\$3,700,000	\$4,400,000
1/10/2008	New	College of Charleston	Rutledge/Buist Rivers Residence Halls, Phase 2	increase budget	\$17,675	\$1,464,007
1/17/2008	9868	Clemson	Lowry Hall - Elevator Construction	decrease budget, close project	(\$1,905)	\$525,095
1/17/2008	9866	Clemson	Lee Hall Roof Replacement	decrease budget, close project	(\$37,346)	\$537,654
1/17/2008	9876	Clemson	Computer Center Roof Replacement	decrease budget	(\$300,000)	\$400,000
1/24/2008	New	College of Charleston	AT&T (Bell) Building Electrical Improvements	establish project	\$0	\$31,500
1/24/2008	9550	Winthrop	Thurmond Auditorium Construction	change source of funds (\$5.5 million from ICPF to institution bonds)	\$0	\$7,000,000
1/24/2008	9529	USC Aiken	Convocation Center	change source of funds (\$37,447 from private funds to ICPF)	\$0	\$25,969,000
1/25/2008	6009	USC Columbia	SOM Building #1 Cooling Tower Replacement	decrease budget, close project	(\$76,081)	\$398,919
1/25/2008	6010	USC Columbia	SOM 15 Medical Park Renovations	decrease budget, close project	(\$117,861)	\$374,639
1/25/2008	6024	USC Columbia	Support Facilities Relocation/Land Acquisition	increase budget	\$30,000	\$50,000
1/25/2008	9572	SC State	1890 Program Facilities Miscellaneous Renovations	decrease budget	(\$250,000)	\$2,614,187
1/25/2008	9579	SC State	Chestnut St. Land Acquisition	decrease budget, close project	(\$2,840)	\$12,160
1/25/2008	9805	TC of the Lowcountry	Wildy Gym Parking Lot Construction	increase budget	\$99,500	\$259,000
<sup>1</sup> Funds appropriated by General Assembly which supersedes CHE authority.						